

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF AUGUST 2, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PROPOSED CHANGES TO THE LOMA LINDA UNIVERSITY MEDICAL CENTER,
EAST CAMPUS MASTER PLAN – PRESENTATION

SUMMARY

Mr. Michael Jackson will present the proposed changes to the East Campus Master Plan that are intended to better meet patient accessibility and rehabilitation needs. Following the presentation, staff will request direction from the Planning Commission relating to the application process for the proposed changes.

RECOMMENDATION

The recommendation is that the Planning Commission takes the following actions:

1. Staff recommends that the Planning Commission view the presentation; and,
2. Provide staff with direction on the application process.

BACKGROUND

On January 14, 2004, the Planning Commission approved Precise Plan of Design (PPD) No. 03-03 for the Loma Linda University Medical Center, East Campus (LLUMC - EC) Master Plan.

In July 2006, LLUMC – EC staff met with Community Development staff to discuss some proposed changes to the master plan. Staff suggested that the changes should be presented to the Planning Commission prior to submittal of the project application.

A copy of the January 14, 2004 Planning Commission Staff Report for Precise Plan of Design No. 03-03 is attached for reference. A copy of the approved minutes for January 14, 2004 meeting is also attached. The two documents should provide detailed background information on the project for the newer members of the Planning Commission, and serve as a refresher of the project particulars for the two senior Commissioners.

ANALYSIS

The presentation on August 2, 2006 will provide more detailed information about approved master plan and proposed changes.

ATTACHMENTS

- A.** Planning Commission Staff Report dated January 14, 2004
 - 1. Site Location Map
 - 2. Negative Declaration (NOI/Initial Study) (Exhibits 1 and 2 not included – see Attachments 1 and 4)
 - 3. Conditions of Approval
 - 4. Project Plans
- B.** Approved Planning Commission Minutes of January 14, 2004

I:\Project Files\PPD's\2003\PPD 03-03 LLUMC-EC\PC Staff Report 8-2-06 Pres of Mods.doc

Attachment A

Planning Commission Staff Report dated
January 14, 2004

Staff Report City of Loma Linda

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Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JANUARY 14, 2004

TO: PLANNING COMMISSION
FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF LOMA LINDA
PLANNING COMMISSION

APPROVED DENIED
CONTINUED

TO: _____
AT THE MEETING OF:

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 03-03 – A
some of the existing and improved, and vacant and unimproved portions of
the Loma Linda University Medical Center (LLUMC), East Campus. The 22-
acre project site is located on the north half of the block between Benton
Street and Loma Linda Drive on the south side of Barton Road.

BY: Deborah Woldruff
PLANNING COMMISSION SECRETARY

SUMMARY

The proposal modifications to the LLUMC, East Campus site include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street. The LLUMC, East Campus site is located at 11406 Loma Linda Drive, on the north half of the block between Benton Street and Loma Linda Drive on the south side of Barton Road. The Site Location Map and Project Plans are contained in Attachments 1 and 2, respectively.

RECOMMENDATION

The recommendation is that the Planning Commission takes the following actions:

1. Adopt the Negative Declaration (Attachment 3); and,
2. Approve Precise Plan of Design (PPD) No. 03-03 subject to the attached Conditions of Approval (Attachment 4).

PERTINENT DATA

Applicant: Robert Cole, Loma Linda University Medical Center

General Plan: Institutional; and, Professional Offices

Zoning: (I) Institutional; and, (AP) Administration/Professional Offices

Site: Generally rectangular

Topography: Gently slopes from south to north

Vegetation: Typical landscape improvements and materials

Special Features: None

BACKGROUND AND EXISTING SETTING

Background

Over the past two years, the Loma Linda University (LLU) and Linda University Medical Center (LLUMC) have been updating the campus and facilities master plan. City staff has been working with the LLU and LLUMC staff on the update to the plan and anticipates that it will be submitted to the City for review as a Specific Plan Application within the next calendar year.

One of the areas that will be changed substantially over the next several years is the LLUMC East Campus. On October 1, 2003, Mr. Michael Jackson, Senior Vice Present of LLUMC made a presentation to the Planning Commission on the changes which include transitioning the Community Hospital into a Specialty Hospital and the East Campus (in general) into an ambulatory and rehabilitation services center. The Master Plan for the changes to the East Campus will be submitted later this spring. In the interim, certain areas of the East Campus are in immediate need of parking, circulation, and landscape improvements that will provide functional efficiencies and cosmetic enhancements.

LLUMC Construction Department staff refers to this project (PPD No. 03-03) as the "Early Package Site Improvements" for the East Campus. The purpose of the project is to provide site improvements to the East Campus that will improve the overall appearance of the facility through landscape upgrades and enhancements, provide an on-site park for physical rehabilitation patients and the public, and alleviate on-site congestion relative to parking and circulation.

Existing Setting

The existing setting of the project is discussed in detail in Attachment A of the Initial Study (see Attachment 3, Negative Declaration).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On December 22, 2003, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Negative Declaration. The mandatory 20-day public review began on December 24, 2003 and ends on January 14, 2004. No comments on the environmental documents have been received to date.

ANALYSIS

Project Description

The Early Package Site Improvements Project proposes to upgrade some of the existing and improved, and vacant and unimproved portions of the 22-acre LLUMC, East Campus site. The modifications include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner of Barton Road and Benton Street. A copy of the project plans is available in Attachment 4.

Public Comments

Upon submittal, the project was routed to various City departments and outside agencies. No written comments on the project have been received to date.

Analysis

At this time, the LLUMC, East Campus has two areas that are unimproved. The first area is the vacant lot located on the west side of Loma Linda Drive, directly across the street from the City's Fire Station. The project proposes to develop the lot into a community park that primarily will be used by persons receiving medical treatment at the East Campus facilities as part of their physical rehabilitation. The park will include paths constructed of various types of surfaces and finishes that are intended to aid in patient rehabilitation.

The community park also is intended to provide patients with a calm and soothing sanctuary that is part of a holistic medicine approach for the treatment of both mind and body. The park will be a private, on-site facility that is open to the general public. Staff anticipates that the park will provide East Campus patients and employees with a much needed on-site amenity and open space area, which in turn, should help to alleviate some of the impacts to the City's nearby public parks.

The second unimproved area of the East Campus is located at the southwest corner of the site, directly south of the Community Hospital. Currently this area is used for overflow parking. The project proposes to construct a permanent parking lot with 124 standard parking spaces and all of the required landscape improvements.

As stated, the upgrades to the existing and improved portions of the site include a new entrance drive from Loma Linda Drive, removal of some existing driveways along Daisy Avenue, parking improvements, and associated landscaping at the Southwest corner of Barton Road and Benton Street. The combination of the new parking lot (described above) and other parking lot improvements will increase the on-site parking from 587 spaces to 701 spaces; a total increase of 114 spaces. (It should be noted that some of the improvements to the existing parking and landscape areas would eliminate around 10 spaces, which will be replaced in the new parking lot.) The required parking for the site is

572 spaces. Accessibility issues have been adequately addressed within each parking area.

The Project Plans include a plan sheet (Monument Sign, Sheet A-1.6) for a new monument sign for the East Campus site that identifies the facility as the Loma Linda University Rehabilitation Institute. Staff has included a Condition of Approval for the project requiring that a Sign Permit Application be submitted for staff's review and approval prior to construction of the sign.

A Phasing Plan for the Early Package Site Improvements Project is included in the Project Plans on Sheet A-1.1B (Attachment 4). The LLUMC Construction Department has indicated that construction of the Community Park occurring within the first phase of the project will be dependent on the success of fundraising efforts.

Findings

According to LLMC Section 17.30.290, Precise Plan of Design – Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The Early Package Site Improvements Project proposes to improve the overall circulation of the site, create additional and much needed parking, develop a community park that will benefit patients, employees, and the public, and add landscaping that will enhance the appearance of the East Campus site. Medical uses already exist on the site and other than the community park, no new category of land use would be introduced as part of this project. For the reasons stated, staff feels that the project may be approved because it will not adversely affect property values in the vicinity, or unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare.

The project is consistent with the existing General Plan in that it meets the intent of Goal No. 1 to preserve the LLU and LLUMC. It also meets the intent of Policy No. 1.a., which requires that land uses be compatible with the function of the University Medical Center. The Institutional General Plan Land Use designation is intended for the establishment and continuation of medical uses on the south side of Barton Road between Benton and Loma Linda Drive. Similarly, the Office/Professional designation is intended for the establishment of professional and medical offices that would support the medical uses found in the Institutional designation.

The draft General Plan will continue and sustain medical and professional office uses on the site by establishing the Health Care designation, which was created for all of the medical and related uses in Loma Linda. (Educational uses such as LLU, Loma Linda Academy, and Bryn Mawr Elementary School will retain the Institutional designation.) Therefore, the project is consistent with both the existing and draft General Plan documents. City staff has reviewed the project and found it to be in compliance with the "I" and "AP" zone district requirements.

CONCLUSION

The Early Package Site Improvements Project will improve on-site circulation and parking congestion, enhance the overall appearance of the East Campus site, and provide a much-needed on-site amenity for patients, employees, and the public. The environmental documentation indicates that implementation of the project and construction of the related improvements will not result in any significant environmental effects on the East Campus site or the surrounding area.

The project is consistent with both the existing and draft General Plan documents, and in compliance with the "I" and "AP" zone district requirements.

ATTACHMENTS

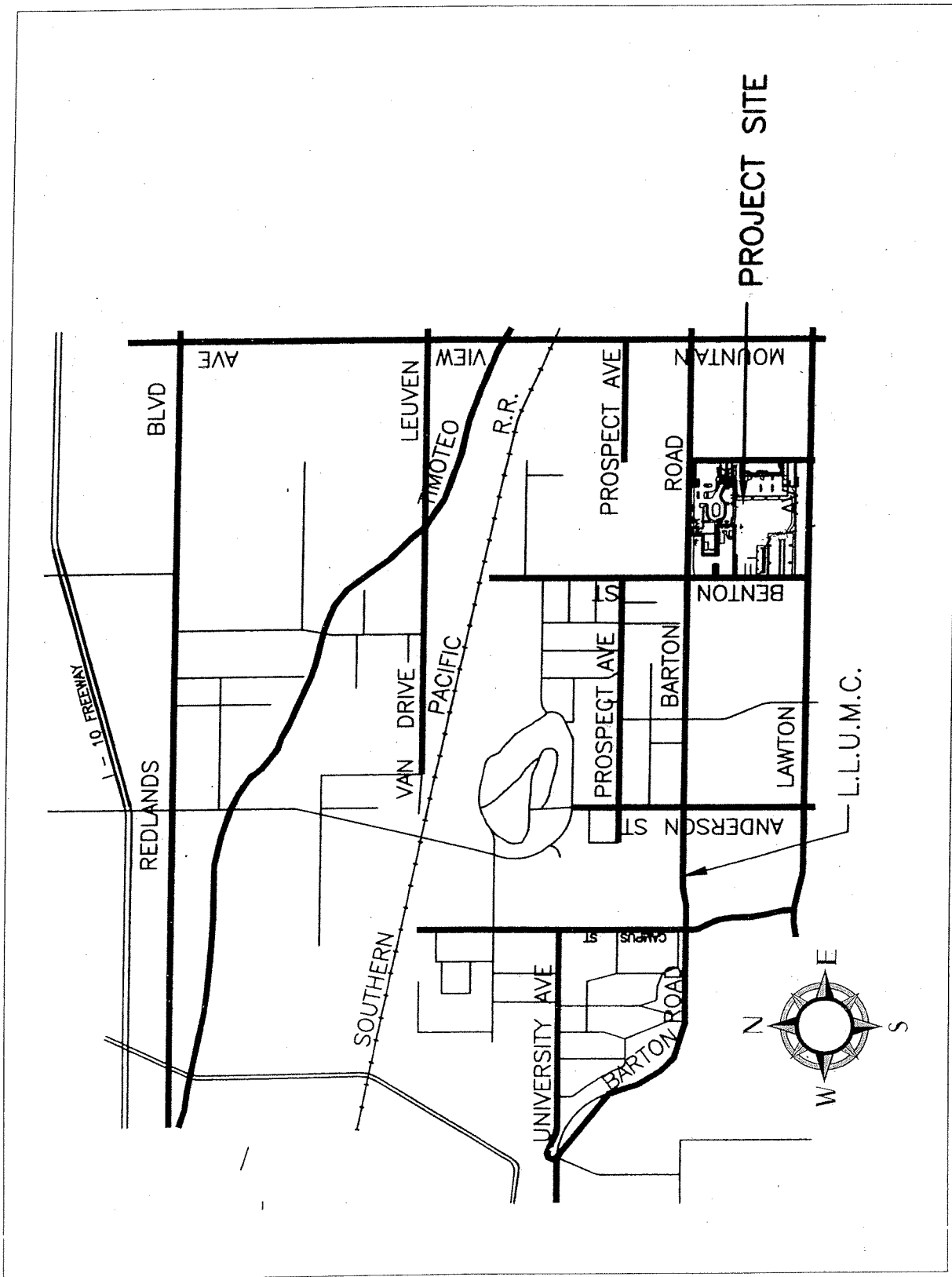
1. Site Location Map
2. Negative Declaration (NOI/Initial Study) (Exhibits 1 and 2 not included – see Attachments 1 and 4)
3. Conditions of Approval
4. Project Plans

I:\Project Files\PPD's\PPD 03-03 - LLUMC-EC\PC Staff Report.doc

Attachment 1

Site Location Map

Precise Plan of Design (PPD) No. 03-03
Site Location Map



Attachment 2

Negative Declaration (NOI/Initial Study)

(Exhibits 1 and 2 not included)

**CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT**

CLERK OF THE
#3 DEC 23 AM 11:50

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: Precise Plan of Design (PPD) No. 03-03 (Loma Linda University Medical Center, East Campus Early Package Site Improvements Project)

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Deborah Woldruff
Area Code/Telephone: 909-799-2830

Project Location (include county): A 22-acre site on the north half of the block located between Benton Street and Loma Linda Drive on the south side of Barton Road in the City of Loma Linda/County of San Bernardino (APNs 0284-201-09, 14, 19, 27, 28, and 29). The street address for the project site is 11406 Loma Linda Drive.

Project Description: A proposal to upgrade some of the existing and improved, and vacant and unimproved portions of the LLUMC, East Campus. The modifications include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Negative Declaration for the above-referenced project. The mandatory public review period will begin on Wednesday, December 24, 2003 and will end on Wednesday, January 14, 2004. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Negative Declaration will be reviewed by the City's Planning Commission in a public hearing on Wednesday, January 14, 2004, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature:  Title: Community Development Director
Deborah Woldruff Date: 12/18/03

Date received for filing at OPR: N/A



CITY OF LOMA LINDA
COMMUNITY DEVELOPMENT DEPARTMENT
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830

INITIAL STUDY

A. BACKGROUND

Project Title: PRECISE PLAN OF DESIGN (PPD) NO. 03-03 (LOMA LINDA UNIVERSITY MEDICAL CENTER, EAST CAMPUS PROJECT)

Lead Agency: City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, California 92354

Lead Agency Contact Person: Deborah Woldruff Phone: (909) 799-2830

Project Location: Approximately 22 acres located on the north half of the block between Benton Street and Loma Linda Drive on the south side of Barton Road.

Project Sponsor's Name and Address: Loma Linda University Medical Center c/o Robert Cole

General Plan Designation: Institutional; and, Professional Offices

Zoning Designation: (I) Institutional; and, (AP) Administration/Professional Offices

Project Description: A proposal to upgrade some of the existing and improved, and vacant and unimproved portions of the LLUMC-East Campus. The modifications include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street. The project is located at 11406 Loma Linda Drive.

Surrounding Uses:

North: Jerry L. Pettis Memorial Veterans Medical Center
South: Mixed Density Residential

East: Commercial, and Civic Center
West: Institutional and Residential

Other public agencies whose approval is required:

- ☐ San Bernardino County LAFCO
- ☐ San Bernardino County Health Care Agency
- ☐ South Coast Air Quality Management District
- ☐ Other

- ☐ City of Redlands
- ☐ City of Colton
- ☐ San Bernardino County

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Section D below.

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Preparer: _____

Deborah Woldruff

(name)

Title Director _____

Date 12-18-03 _____

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Directions

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors and general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site, on-site, cumulative project level, indirect, direct, construction, and operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES: - Would the project:

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ ☐ ☐ ☒

V. CULTURAL RESOURCES: - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

☐ ☐ ☐ ☒

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☐ ☐ ☐ ☒

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☐ ☐ ☒

d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ ☐ ☐ ☒

VI. GEOLOGY AND SOILS: - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY: – Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

j) Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>VIII. HYDROLOGY AND WATER QUALITY:</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>IX. LAND USE AND PLANNING</u> – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

X. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XI. NOISE –

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?

XII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>X. MINERAL RESOURCES</u> – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>XI. NOISE</u> –				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>XII. POPULATION AND HOUSING</u> – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XIV. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS –

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**ATTACHMENT A
EVALUATION OF ENVIRONMENTAL IMPACTS
PRECISE PLAN OF DESIGN (PPD) NO. 03-03
(LOMA LINDA UNIVERSITY MEDICAL CENTER, EAST CAMPUS)**

BACKGROUND

Over the past two years, the Loma Linda University (LLU) and Linda University Medical Center (LLUMC) have been updating the campus and facilities master plan. City staff has been working with the LLU and LLUMC staff on the update to the plan and anticipates that it will be submitted to the City for review as a Specific Plan Application within the next calendar year. In the interim, certain areas of the campus are in immediate need of parking, circulation, and landscape improvements that will provide functional efficiencies and cosmetic enhancements.

LLUMC Construction Department staff refers to this project (PPD No. 03-03) as the "Early Package Site Improvements" for the East Campus. The purpose of the project is to provide site improvements to the East Campus that will improve the overall appearance of the facility through landscape upgrades and enhancements, provide an on-site park for physical rehabilitation patients and the public, and alleviate on-site congestion relative to parking and circulation.

ENVIRONMENTAL ANALYSIS

Environmental and Site Setting: The City of Loma Linda is located at the east end of San Bernardino Valley and approximately eight miles south of the San Bernardino Mountains. The 22-acre LLUMC, East Campus project site is located in the central portion of the City about 1.5 miles south and of the I-10 Freeway Corridor. The area can be characterized as urbanized with medical and governmental uses, commercial retail, office, and service uses, mixed residential uses, and light industrial uses existing along Barton Road. A Site Location Map is contained in Exhibit 1.

The San Bernardino International Airport (SBIA) is located approximately five miles north of the East Campus site. The SBIA recently forwarded a new Airport Area of Influence Map to the City, which indicates that the East Campus is not located within any of the Airport Hazards Zones.

The San Timoteo Creek Channel is located about 0.5 miles north and east of the subject property. Due to recent channel improvements, the site is not located in the 100-year or 500-year flood plains. The San Timoteo Creek is a tributary of the Santa Ana River, which is located about five miles north of the City and the site.

The Loma Linda Fault, a suspect fault that has not been active in recent geological history, crosses the East Campus site. The Loma Linda Fault is not included in the Alquist-Priolo Earth Quake Fault Zone and therefore, the project is not subject to the provisions of the Alquist-Priolo Act.

North and across Barton Road is the Jerry L. Pettis Veterans Affairs (VA) Medical Center with mixed residential uses and commercial retail and service uses west and east of the facility, respectively. East of the site is a small bank/credit union branch, and the Loma Linda Civic Center located further east and across Loma Linda Drive. South of the site are multi-family

residential uses. West and across Benton Street is a senior congregate care facility with mixed residential uses located west and beyond.

The project site gently slopes from south to north and is composed of six parcels totaling 22-acres of land located at 11406 Loma Linda Drive. The existing improvements on the East Campus site include a hospital building, two medical office buildings, outpatient rehabilitation services center, long-term care facility, parking lots (some of which are unimproved), drive aisles and landscaping.

Project Characteristics: The Early Package Site Improvements Project proposes to upgrade some of the existing and improved, and vacant and unimproved portions of the 22-acre LLUMC, East Campus site. The modifications include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner of Barton Road and Benton Street. A copy of the project plans is available in Exhibit 2.

RESPONSES TO CHECKLIST ITEMS

1. AESTHETICS

Items a-d – Less Than Significant Impact: The Early Package Site Improvements Project proposes a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner of Barton Road and Benton Street. The improvements will not have an adverse effect on a scenic vista, or substantially damage scenic resources or degrade the existing visual character or quality of the site or its surroundings, or introduce new sources of light and/or glare. The project site is not located on a state scenic highway and there are no significant historic resources or man-made or natural physical features on-site. The East Campus contains an assembly of mid-1960s and 1970s buildings that do not exhibit any unique or unusual architectural or design features. The existing on-site parking and circulation improvements appear to have been constructed over time to meet user needs as they arose. As a result, the on-site parking and circulation improvements are somewhat awkward and not very functional. Similarly, the landscape design and improvements are dated and disjointed, and in need of a new design and unifying theme. Staff anticipates that the proposed improvements will improve on-site circulation and parking and enhance the overall appearance of the East Campus site.

Mitigation Measures/Monitoring Required: None required

2. AGRICULTURAL RESOURCES

Items a through c – No Impact: The LLUMC, East Campus Project site does not contain any properties that are designated as prime farmland, unique farmland, or farmland of State Wide Importance. There are no known Williamson Act contract(s) on the properties located within the site. The project site has been used for medical and medical office purposes for 30 to 40 years. At this time, government and medical office uses, commercial uses, mixed residential uses, and some vacant lands surround the East Campus site.

Mitigation Measures/Monitoring Required: None required

3. AIR QUALITY

Items a through e – No Impact: The Early Package Site Improvements Project would not significantly affect air quality in the area. The project does not propose to expand the existing structures or uses on the site; rather, the project proposes to improve the functionality of the on-site circulation and parking lots, and enhance the overall appearance of the East Campus. The operation of the project site following the construction of the improvements will not result in additional impacts to air quality on-site or in the area.

The site is gently sloped from south to north and the proposed improvements will require only minimal grading and construction that will occur over several months. Due to the size and scale of the project construction, the thresholds for significant pollutants will not be exceeded. Nevertheless, the project will be conditioned to require that the construction contractor treat the exposed surfaces of the site with water daily or more often as needed to reduce dust emissions to the minimum extent feasible; and the contract shall ensure that equipment is turned off when not in use. As such, the impacts to air quality during construction are not anticipated to be significant.

Mitigation Measures/Monitoring Required: None required

4. BIOLOGICAL RESOURCES

Items a through f – No Impact: The 22-acre site has been developed for many years with medical uses and related on-site improvements. There are no native plant materials on the site or existing habitat areas that would support candidate, sensitive, or special status species. Construction of the proposed improvements will result in improved on-site circulation and parking, and landscape features that will enhance the overall appearance of the site. The project will not result in any impacts to biological resources.

Mitigation Measures/Monitoring Required: None required

5. CULTURAL RESOURCES

Items a through d – Less Than Significant Impact: There are known historic structures or historic and/or prehistoric sites existing on the East Campus site. For this reason, staff does not anticipate that the proposed improvements will result in any impacts to cultural resources.

Mitigation Measures/Monitoring Required: None required

6. GEOLOGY & SOILS

Items a through e – No Impact: The project site is crossed by the Loma Linda Fault, a suspect fault that has not been active in recent geological history. It should be noted that the Loma Linda Fault is not part of the Alquist-Priolo Act and is not included in the Alquist-Priolo Earth Quake Fault Zone. The project does not propose the construction of any buildings or additions to the existing buildings on-site. A geotechnical study that includes a soils analysis is required prior to issuance of the Grading Permit for the project. The proposed project is not anticipated to result in any impacts to geology.

Mitigation Measures/Monitoring Required: None required

7. HAZARDS & HAZARDOUS MATERIALS

Items a through h – No Impact: The project site has been developed with medical uses for many years. The approved methods of storage, transport, and disposal of medical wastes that may be generated on the site will not be affected by the proposed improvements to on-site circulation and parking, and landscaping. A review of the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List) indicates that no properties within the 22-acre campus area are included on the list.

The LLUMC, East Campus site is located about five miles south of the San Bernardino International Airport and approximately six-miles southeast of the City of Redlands Municipal Airport. No safety hazards related to the operations of these two airports are anticipated with the East Campus area.

The proposed improvements will not impair the implementation of or physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan. At this time, circulation in and through the East Campus site is somewhat awkward and the proposed changes to on-site circulation and parking should improve the situation.

The 22-acre East Campus site does not contain any large bodies of water and as such, is not subject to potential inundation by seiche, tsunami, or mudflow.

Mitigation Measures/Monitoring Required: None required

8. HYDROLOGY & WATER QUALITY

Items a through j – No Impact: The East Campus site is located with the regional watershed known as San Timoteo Canyon. The primary drainage course is San Timoteo Creek, a major regional flood control channel. The Federal Emergency Management Agency's Flood Insurance Rate Map (LOMR, June 27, 2001) shows that the project site is not located within a 100-year or 500-year floodplain. The proposed improvement plans included in Exhibit 2 adequately addresses how on-site drainage will be conveyed.

Mitigation Measures/Monitoring Required: None required

9. LAND USE PLANNING

Items a through c – Less Than Significant Impact: The project proposes to upgrade some of the existing and improved, and vacant and unimproved portions of the 22-acre LLUMC, East Campus site. The modifications include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner of Barton Road and Benton Street. The community park primarily will be used by medical patients as part of the treatment for their physical rehabilitation, but will also be open to the general public. The design of the on-site landscaping and community park is intended to provide patients with a calm and soothing sanctuary that is part of a holistic medicine approach for the treatment of both mind and body.

At this time, the site is developed with medical buildings and uses that are consistent with the Institutional General Plan Land Use designation and in compliance with the Institutional (I) and Administration/Professional Offices (AP) zoning. The proposed improvements will not introduce any new uses or intensify the existing uses, or physically divide the established community. The

proposal does not conflict with any habitat conservation or natural community conservation plans for the site of surrounding area.

Mitigation Measures/Monitoring Required: None required

10. MINERAL RESOURCES

Items a & b – No Impact: The East Campus site is not located in a Mineral Resource Zone (MRZ) area, and does not propose to use non-renewable resources in a wasteful and inefficient manner. No impacts to mineral resources are anticipated.

Mitigation Measures/Monitoring Required: None required

11. NOISE

Items a through f – No Impact: The proposed improvements would not result in any adverse impacts from increased noise levels. Construction of the improvements would normally be limited to between 7:00 a.m. and 10:00 p.m. pursuant to Loma Linda Municipal Code (LLMC) requirements. Due to the existing medical facilities, staff has further conditioned that construction activities will cease after 6:00 p.m. and will only occur on Mondays through Fridays.

Mitigation Measures/Monitoring Required: None required

12. POPULATION & HOUSING

Item a through c - No Impact: The proposed on-site improvements will not create a demand for new housing or induce substantial growth in the area because it will not introduce new uses, or intensify existing uses on the site, or result in the creation of new jobs.

Mitigation Measures/Monitoring Required: None required

13. PUBLIC SERVICES

Item a - No Impact: The proposed project is not anticipated to affect existing levels of public services because it will not introduce new uses, or intensify existing uses on the site. Therefore the existing levels of public services will not be affected.

Mitigation Measures/Monitoring Required: None required

14. RECREATION

Items a & b – No Impact: The proposed will create a small community park that primarily will be used by persons receiving medical treatment at the East Campus facilities. The park will include paths constructed with various types of surface finishes that are intended to aid in patient rehabilitation. The park will be a private, on-site facility that is open to the general public. Staff anticipates that the park will provide East Campus patients and employees with a much needed on-site amenity and open space area, which in turn, should help to alleviate some of the impacts to the City's nearby public parks.

Mitigation Measures/Monitoring Required: None required

15. TRANSPORTATION/TRAFFIC

Item a through g – No Impact: The proposed project will on-site circulation and parking congestion and will not result in negative impacts to the circulation patterns or transportation systems in the local area.

Mitigation Measures/Monitoring Required: None required

16. UTILITIES & SERVICE SYSTEMS

Items a through g – No Impact: The proposed improvements to the East Campus site are not anticipated to result in impacts to utilities and service systems.

Mitigation Measures/Monitoring Required: None required

17. MANDATORY FINDINGS OF SIGNIFICANCE

Items a, b & c – No Impact: The Initial Study indicates that the proposed project will improve on-site circulation and parking congestion and enhance the overall appearance of the East Campus site. The study did not identify any significant adverse impacts to biological resources. Due to the level of existing development on-site and in the surrounding area, the project site does not contain appropriate habitat for any listed endangered or threatened species. This project will not result in cumulative impacts that will negatively affect the City or East Valley area.

The construction of the proposed on-site improvements would not cause substantial adverse effects on humans, either directly or indirectly. The Initial Study did not identify any impacts that would have a potentially significant affect on the environment.

Mitigation Measures/Monitoring Required: None required

18. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) Earlier analyses used. (Identify earlier analyses and state where they are available for review.)

1. City of Loma Linda General Plan (draft and existing);
2. City of Loma Linda General Plan Land Use Element Map (draft and existing);
3. City of Loma Linda Municipal Code (LLMC);
4. City of Loma Linda Zoning Map;
5. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Nos. 06071C8692 F and 06071C8711 F (Revised to Reflect LOMR Dated June 27, 2001);

b) Impacts adequately addressed. (Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.)

All of the documents listed in Subsection a) were utilized in this analysis to some extent. The existing and draft General Plan Maps were used to determine the consistency of the proposed project with the land use designation that corresponds with the East Campus site. Similarly, the existing and draft General Plan documents were reviewed to ensure that the proposed on-site improvements meet the intent of the General Plan goals and policies. The City's Zoning (text and map), LLMC, and FEMA Maps were consulted to ensure that the proposed improvements would be in compliance with existing ordinances, regulations, or requirements.

Copies of all of the documents listed in Subsection a) are maintained and on file in the City of Loma Linda, Community Development Department.

19. REFERENCES

The following plans and documents were consulted for the preparation of this Initial Study.

1. City of Loma Linda (Draft) General Plan and Land Use Element Map
2. City of Loma Linda (Existing) General Plan and Land Use Element Map
3. City of Loma Linda Municipal Code
4. City of Loma Linda Zoning Map
5. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Map Nos. 06071C8692 F and 06071C8711 F (Revised to Reflect LOMR Dated June 27, 2001)

20. EXHIBITS

1. Site Location Map
2. Project Plans

I:\Project Files\PPD's\PPD 03-03 - LLUMC-EC\IS, Attach A.doc

Attachment 3

Conditions of Approval

**CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 03-03**

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

PRECISE PLAN OF DESIGN (PPD) 03-03

EXPIRATION DATE:

January 14, 2005

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys' fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. Signs are not approved as a part of this permit. Prior to establishing any new signs, or replacing existing signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
8. A Final Phasing Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any Building or Construction Permits.
9. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.
10. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
11. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generation fugitive dust will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure spray bars on all processing equipment are in good operating condition;

- c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
 - g. Discontinue construction activities during Stage 1 smog episodes.
12. The applicant shall provide a minimum of 572 standard parking spaces and shall include 43 accessible standard spaces and seven (7) accessible van spaces (as required for 701 standard spaces provided). The accessible parking required for the project shall be placed and constructed as per the State of California Accessibility Standards, Title 24 California Administrative Code.
13. The applicant shall submit a Lighting Plan to the Public Works Department for approval.
14. All construction shall meet the requirements of the editions of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
15. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
16. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit proof of payment or waiver from the City of San Bernardino for sewer capacity fees and Redlands Unified School District to the Community Development Department.

Landscaping

17. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
18. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval.
19. Any and all fencing shall be illustrated on the final landscape plan.
20. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
21. Root guards shall be placed around the roots of all trees to be planted in the front, exterior side yards, yards adjacent to alleys and in the parkways.

22. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

PUBLIC SAFETY DEPARTMENT

23. All construction associated with this PPD, including buildings and infrastructure constructed in the future, shall meet the requirements of the editions of the Uniform Building Code (UBC)/California Building Code (CBC) and the Uniform Fire Code (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit. [Code Requirement]
24. The main east/west driveway and drop-off circle at the new building entrance shall be designed and constructed so as to allow access by all of the City's fire vehicles, including Truck 251. This shall include prohibition of parking, and the type and/or placement of area light fixtures along the drop-off circle that appear to obstruct movement of the aerial ladder platform/basket.
25. The landscaping plan shall correspond with the site plan (see sheet A-1.2); and plant choice and placement shall allow for fire apparatus movement along access driveways and parking lot aisles (for example, some species will become too tall at maturity, thereby causing obstructions when placed too close to the planter/aisle junctures).
26. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for institutional development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order. [Code Requirement]

PUBLIC WORKS DEPARTMENT

27. A traffic analysis shall be provided. The analysis shall address the impact of additional traffic on the level of service at the intersections and the impact of vehicular stacking at the intersections. Submit the analysis to the Public Works Department for review.
28. Submit preliminary soils report with the Public Works Department prior to issuance of grading permit.
29. Submit grading plans to the Public Works Department for review and approval. Comply with the City of Loma Linda grading standards.

30. Submit and obtain Public Works Department approval of an erosion control plan to minimize potential increases in erosion and sediment transport during short-term construction and post-construction activity. Place erosion control measures prior to issuance of building permits. An erosion control deposit will be required prior to recordation of final map or issuance of grading permits which ever occurs first.
31. Comply with the requirements of the National Pollution Discharge Elimination System (NPDES) permit program, prior to the issuance of grading permit.
32. Dust abatement will be made a condition of the grading plans for this project.
33. Submit original wet signed and stamped grading certifications from the soils engineer and the grading engineer, along with compaction reports to the Public Works Department at the conclusion of rough grading.
34. The precise grading plan for the project must be approved prior to issuance of any building permits.
35. Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
36. Any existing streets excavated for installation of new services will require an A.C. overlay or "T" trench repair as directed by the Public Works Department.
37. Indicate the location of any existing utility facility that would affect construction on improvement plan and profile.
38. Provide engineered plans for all public improvements.
39. Design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.
40. Provide adequate provisions to intercept and conduct the off-site tributary drainage flow around or through the site in a manner that will not adversely affect adjacent or downstream properties.
41. Pay appropriate fees for plan check, inspection and other required fees.
42. 16. All sanitary sewers are to be designed to remove the domestic sewage to the existing public sewer main.
43. Obtain a permit prior to any construction within the City's right-of-way.

44. Comply with the prevailing City standards and requirements in affect at the time of construction.
45. Provide, to the maximum extent practicable, for the recycling and reuse of existing materials. Provide a report of materials recycled/reused; report to include type of materials and quantities of materials recycled/reused. Coordinate with the Public Works Department.
46. Service lines from the main and the water meters shall be installed in accordance with City of Loma Linda standards. Coordinate size, number and locations of meters with the Utility Services Division.
47. Water use for planned domestic, fire-lines, and irrigation shall all be metered separately.
48. Improvement plans are to include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.
49. All relocation costs for affected utilities will be borne by the developer/property owner.
50. Backflow device(s) will be required. Contact with Utility Services Division for type of device(s).
51. Pay all development fees associated with water service.
52. Ultimate offsite improvements are required to be installed, including but not limited to: curbs, gutters, sidewalks, driveway approaches, drainage devices, street lights, street trees, street pave-outs, landscaping and utility lines.

Attachment 4

Project Plans

APPROVED BY *Blair W. Widdow*
 COMMUNITY DEVELOPMENT DEPARTMENT
 DATE: 01-14-04
 Subject to conditions of approval

CITY OF LOMA LINDA
 COMMUNITY DEVELOPMENT DEPARTMENT

CONSULTANT

PREP DRAW

ARCHITECTURAL

NOT FOR CONSTRUCTION

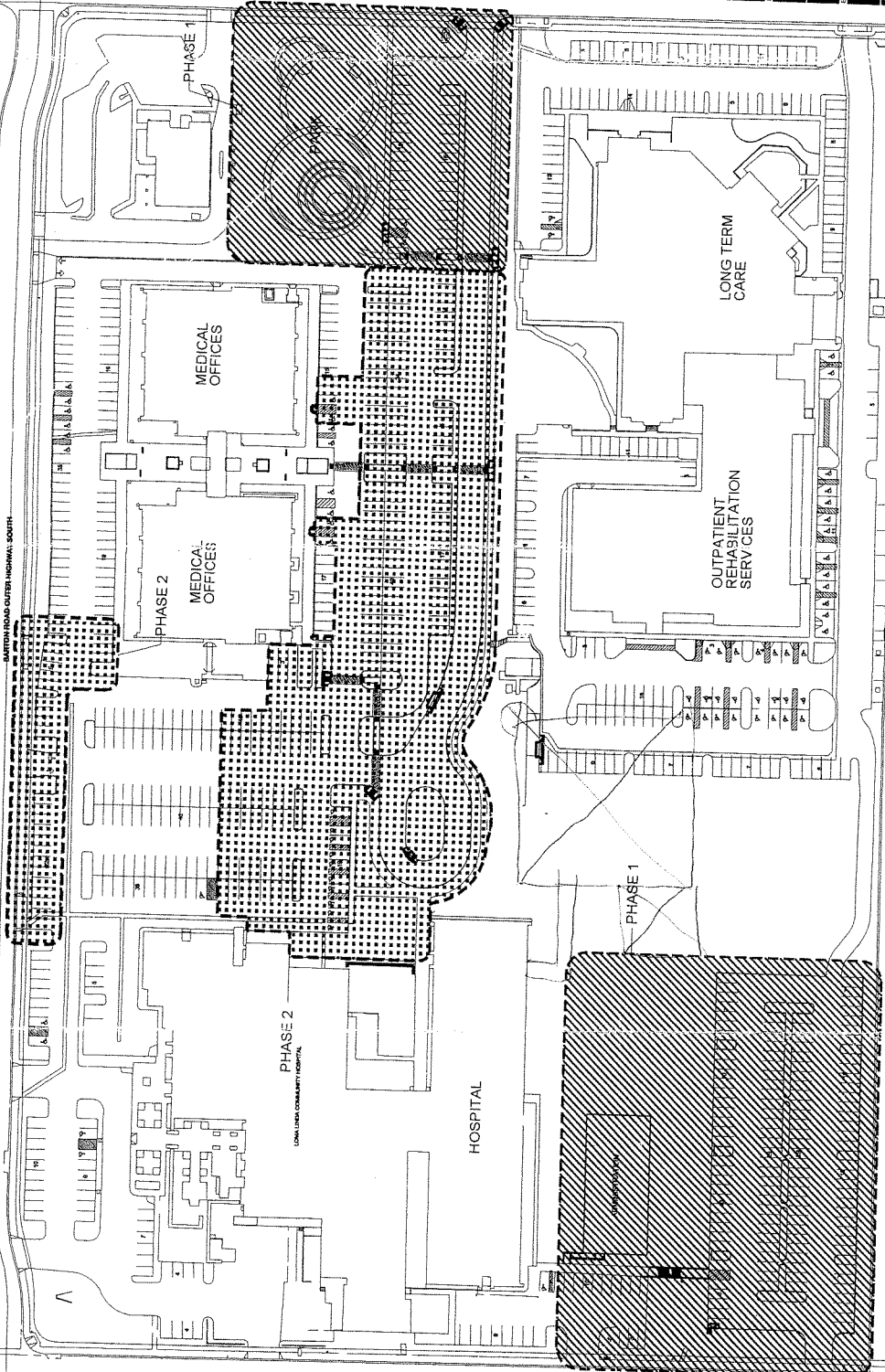
PROJECT NAME: LOMA LINDA UNIVERSITY
 COMMUNITY MEDICAL CENTER
 EARLY PACKAGE SITE IMPROVEMENTS

NO.	REVISIONS	DATE	BY	CHKD	DATE
1	ISSUED FOR PERMIT	01-14-04			
2	ISSUED FOR PERMIT	01-14-04			
3	ISSUED FOR PERMIT	01-14-04			
4	ISSUED FOR PERMIT	01-14-04			
5	ISSUED FOR PERMIT	01-14-04			
6	ISSUED FOR PERMIT	01-14-04			
7	ISSUED FOR PERMIT	01-14-04			
8	ISSUED FOR PERMIT	01-14-04			
9	ISSUED FOR PERMIT	01-14-04			
10	ISSUED FOR PERMIT	01-14-04			

PHASING PLAN

REVISION	DATE	BY	CHKD	DATE
1	01-14-04			
2	01-14-04			
3	01-14-04			
4	01-14-04			
5	01-14-04			
6	01-14-04			
7	01-14-04			
8	01-14-04			
9	01-14-04			
10	01-14-04			

A-1.1B



EXISTING SITE PLAN 1

COMMUNITY DEVELOPMENT DEPARTMENT
 PROJECT NO. PRD 03-03 DATE: 01-08-04
 RELATED PROJECTS: 1st Revision

PARKING LOT 2

PARKING ANALYSIS FOR LOMA LINDA REHAB. EARLY PACKAGE					EARLY PACKAGE
	Building / Facility	PARKING RATIOS	Total Parking Req'd	Access Required (of parking provided)	Proposed Site Plan parking provided w/ Early Package
1	AREA A Community Medical Center ORC Access (Per Table 11B-5) Van Access, as part of Access (1:8) Standard	2.25	88,195	198	259
				7	12
				1	1
					247
2	AREA B Professional Plaza Access (per Table 11B-5) Van Access, as part of Access (1:9) Standard	3.89	80,000	311	301
				8	8
				1	1
					293
3	AREA B.1 Park Access (per Table 11B-5) Van Access Standard	N/A	N/A	N/A	35
				2	2
				1	1
					33
	Total Parking - Pro Plaza & Park			311	336
4	AREA C ORC Access (20%) Van Access, as part of Access (1:8) Standard	1.89	33,355	63	106
				21	21
				3	0
					85
5	AREA C Manor Access (per Table 11B-5) Van Access, as part of Access (1:8) Standard	1.89	33,355	63	106
				5	17
				1	0
					89
	Total Parking - ORC & Manor			126	212
6	TOTAL PARKING REQTS & ACCOMMODATIONS		201,550	572	701
NOTES:					
<p>LLCUMC has 0% Medical Care Outpatient Facilities, nor do they provide Outpatient Services for persons with mobility impairments</p> <p>Pro-Plaza has 0% Medical Care Outpatient Facilities, nor do they provide Outpatient Services for persons with mobility impairments</p> <p>ORC is a Medical Care Outpatient Facility and is a unit of facility that specialize in treatment of services for persons with mobility impairments</p> <p>Manor has 0% Medical Care Outpatient Facilities, nor do they provide Outpatient Services for persons with mobility impairments</p>					

PARKING ANALYSIS FOR LOMA LINDA REHAB. EARLY PACKAGE						
					TOTAL	
			PARKING RATIOS			
	Building / Facility	Current Building SF	Total Req'd	Access Required (of provided)	Parking Provided	
1	AREA A	Community Medical Center	198	242		
		CMC Access (Per Table 11B-6)	2.25	88,195	7	3
		Van Access, as part of Access (1:8) Standard			1	235
2	AREA B	Professional Plaza	311	239		
		Access (per Table 11B-6)	89,000	7	14	1
		Van Access, as part of Access (1:8) Standard		1	1	225
3	AREA B.1	Park	N/A	N/A	N/A	N/A
		Access (per Table 11B-6)				
		Van Access Standard				
		Total Parking - Pro Plaza & Park	311			239
4	AREA C	ORC	63	106		
		Access (20%)	33,355	21	21	
		Van Access, as part of Access (1:8) Standard		3	0	85
5	AREA C	Manor	63	106		
		Access (per Table 11B-6)	33,355	5	17	
		Van Access, as part of Access (1:8) Standard		1	0	89
		Total Parking - ORC & Manor	126			212
6	TOTAL PARKING REQTS & ACCOMMODATIONS				573	587
NOTES:						
LLUCMC has 0% Medical Care Outpatient Facilities, nor do they provide Outpatient Services for persons with mobility impairments						
Pro-Plaza has 0% Medical Care Outpatient Facilities, nor do they provide Outpatient Services for persons with mobility impairments						
ORC is a Medical Care Outpatient Facility and is a unit of facility that specializes in treatment or services for persons with mobility impairments						
Manor has 0% Medical Care Outpatient Facilities, nor do they provide Outpatient Services for persons with mobility impairments						

NOT FOR C

PROJECT TITLE | OMA | INDA | UNIVERSITY

COMMUNITY MEDICAL CENTER

EARLY PACKAGE SITE IMPROVEMENTS

[illegible][illegible]

7/15/2000

PARKING CALCULATIONS

AROMATIC SEAL	DESIGNED	PROJECT NO.
	11	1-133-013 102
ADDRESS		DATE

DEATH	SCHULZ
VS	R.T.S.
CHECKED	QUAMING MD.

#1	
DATE	APR. 28, 2013

A-1.0A

[illegible]

COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT NO. PDD # 03-03 DATE: 01/08/04
LISTED PROJECTS: 1st Reddition

PROPOSED PARKING CALCULATIONS 1

[illegible]

EXISTING PARKING CALCULATIONS

[illegible]

AGENCY APPROVAL

CONSTRUCT

NOT FOR

PROJECT TITLE LOMA LINDA UNIVERSITY

COMMUNITY MEDICAL CENTER
EARLY PACKAGE SITE IMPROVEMENTS

NO.	INSTRG	DATE	NO.	INSTRG	DATE
HMC GROUP 2001					

[illegible]

Table 1. Summary of the 1000 randomizations. The number of randomizations in which the null hypothesis was rejected is given in parentheses. The number of randomizations in which the null hypothesis was not rejected is given in brackets. The number of randomizations in which the null hypothesis was rejected is given in parentheses. The number of randomizations in which the null hypothesis was not rejected is given in brackets.

The Summit

PARKING CALCULATIONS

PROJECT NO.	DESIGNED
1-133-013.102	"
SCALE	DRAWN

CS	RTS.	QUARRYING NO.
CHECKED		

DATE APR. 28, 2003

REVISIONS:

No.	Date	By	Description
1	10/1/50	W. H. H.	...
2	10/2/50	W. H. H.	...
3	10/3/50	W. H. H.	...
4	10/4/50	W. H. H.	...
5	10/5/50	W. H. H.	...
6	10/6/50	W. H. H.	...
7	10/7/50	W. H. H.	...
8	10/8/50	W. H. H.	...
9	10/9/50	W. H. H.	...
10	10/10/50	W. H. H.	...
11	10/11/50	W. H. H.	...
12	10/12/50	W. H. H.	...
13	10/13/50	W. H. H.	...
14	10/14/50	W. H. H.	...
15	10/15/50	W. H. H.	...
16	10/16/50	W. H. H.	...
17	10/17/50	W. H. H.	...
18	10/18/50	W. H. H.	...
19	10/19/50	W. H. H.	...
20	10/20/50	W. H. H.	...
21	10/21/50	W. H. H.	...
22	10/22/50	W. H. H.	...
23	10/23/50	W. H. H.	...
24	10/24/50	W. H. H.	...
25	10/25/50	W. H. H.	...
26	10/26/50	W. H. H.	...
27	10/27/50	W. H. H.	...
28	10/28/50	W. H. H.	...
29	10/29/50	W. H. H.	...
30	10/30/50	W. H. H.	...
31	10/31/50	W. H. H.	...

SEAT.

CONSULTANTS:

THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTS PLLC

3313 D 'AM IGO AVENUE

[illegible]

2006-07-01

PROJECT NAME:

CONFIDENTIALITY

MEDICAL CENTER

STATISTICS UNIT, UNIVERSITY OF ABERDEEN

Table Date: 5/22/03

Drawn by: **XP**

Checked By: KP

Plot Date: 10/26/04

SUPPLEMENT

SHEET NAME: LAND

1
2
3
4

Scale: 1" = 16'

SHS : NO :

PROJECT NO.	PPD # 03-03	DATE	01/08/04
RELATED PROJECT NO.	1st Revision		

L2.1

THE OFFICE OF JAMES BURNETT
LANDSCAPE ARCHITECTURE PLANNING

10/15/2003 10/15/2003

TOMALKA UNIVERSITY
MEDICAL CENTER
TOMALKA, IL

LANDSCAPE LEGEND

ORNAMENTAL PLANTING: BLACK 3/16" STEEL
EDGING TO SEPARATE ALL BEDS FROM LAWN
AREAS. RE 1/2/L2.4



SCREEN HEDGE: BLACK 3/16" STEEL
EDGING TO SEPARATE ALL BEDS FROM
LAWN AREAS. RE 1/2/L2.4

SOLID SOD TO MATCH EXISTING LAWN
SPECIES

HYDRO-SEED RO MACH EXISTING LAWN
SPECIES.

4" THICK DECOMPOSED GRANITE GRAVEL
STEEL-EDGING TO BE USED TO SEPARATE
WHEN ADJACENT TO LAWN OR PLANTING
BEDS. RE 4/L2.4

18" DEEP WOOD MULCH PIT RE 5/L2.4

24" DEEP SAND PIT RE 5/L2.4

BLACK 3/16" STEEL EDGING RE 2/L2.4

GARDENSIDE #2302 (6' LONG) TEAK BENCH
WITH SEALER. RE 5/L2.5



TREES

- B TANGERINE / CITRUS RETICULATA
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- C SAWLEAF ZELKOVA / ZELKOVA SERRATA
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- D JACARANDA ACUTIFOLIA / BETULA PENDULA
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- E CALIFORNIA PEPPER / SCHINUS MOLLE
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- F DESERT WILLOW / CHILOPSIS LINEARIS
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- G GOLDEN TRUMPET TREE / TABEBUIA CHRYSOTRICHIA
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- H RAYWOOD ASH / FRAXINUS OXYCARPA
24" BOX, FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD

SHRUBS / PERENNIALS / GRASSES / VINES

SHRUBS / PERENNIALS / GRASSES / VINES FOR PLANTING AREAS TO BE
SELECTED FROM THE FOLLOWING:

- 1 BUTTERFLY BUSH / BUDDLEIA DAVIDDII, WHITE PROFUSION
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 2 LAVENDER / LAVENDULA ANGUSTIFOLIA MUNSTED
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 3 ROSEMARY / ROSMARINUS OFFICINALIS UPRIGHT
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 4 WEDELIA / WEDELIA TRILOBATA
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 5 BICOLOR IRIS / DIETES IRIDIODES
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 6 COPPER CANYON DAISY / TAGETES LEMONII
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 7 MEXICAN BUSH SAGE / SALVIA LEUCANTHA
5 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 8 LILY OF THE NILE / AGAPANTHUS AFRICANUS
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 9 BLUE FALSE INDIGO / BAPTISIA AUSTRALIS
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 10 ARTEMESIA / ARTEMESIA LUDOVICIANA 'ALBA'
1 GAL., 2'-0" O.C., FULL, TRIANGLE SPACING
- 11 MEXICAN MINT MARIGOLD / TAGETES LUCIDA
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 12 AUTUMN SAGE / SALVIA GREGGII
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 13 FOUNTAIN GRASS / PENNISTEM ALOPECUROIDES 'ORIENTALIS'
1 GAL., 1'-8" O.C., FULL, TRIANGLE SPACING
- 14 MISCANTHUS GRASS / MISCANTHUS SINENSIS
5 GAL., 4'-0" O.C., FULL, TRIANGLE SPACING
- 15 WAX MYRTLE / MYRTICA CALIFORNICA

LANDSCAPE LEGEND

- ORNAMENTAL PLANTING: BLACK 3/16" STEEL
EDGING TO SEPARATE ALL BEDS FROM LAWN
AREAS. RE 1/2/L2.4
- SCREEN HEDGE: BLACK 3/16" STEEL
EDGING TO SEPARATE ALL BEDS FROM
LAWN AREAS. RE 1/2/L2.4
- HYDRO-SEED RO MACH EXISTING LAWN
SPECIES
- 4" THICK DECOMPOSED GRANITE GRAVEL
STEEL-EDGING TO BE USED TO SEPARATE
WHEN ADJACENT TO LAWN OR PLANTING
BEDS. RE 4/L2.4
- 18" DEEP WOOD MULCH PIT RE 5/L2.4
- 24" DEEP SAND PIT RE 5/L2.4
- BLACK 3/16" STEEL EDGING RE 2/L2.4
- GARDENSIDE #2302 (6' LONG) TEAK BENCH
WITH SEALER. RE 5/L2.5

TREES

- A. BIL. FULL, 3"-3 1/2" CAL., 12'-14' HT., 5' SPREAD
- B. SAWLEAF ZELKOVA / ZELKOVA SERRATA
- C. JACARANDA ACUTIFOLIA / BETULA PENDULA
- D. CALIFORNIA PEPPER / SCHINUS MOLLE
- E. DESERT WILLOW / CHILOPSIS LINEARIS
- F. GOLDEN TRUMPET TREE / TABEBUIA CHRYSOTRICHIA
- G. RAYWOOD ASH / FRAXINUS OXYCARPA
- H. BUTTERFLY BUSH / BUDDLEIA DAVIDDII, WHITE PROFUSION
- I. LAVENDER / LAVENDULA ANGUSTIFOLIA MUNSTED
- J. ROSEMARY / ROSMARINUS OFFICINALIS UPRIGHT
- K. WEDELIA / WEDELIA TRILOBATA
- L. BICOLOR IRIS / DIETES IRIDIODES
- M. COPPER CANYON DAISY / TAGETES LEMONII
- N. MEXICAN BUSH SAGE / SALVIA LEUCANTHA
- O. LILY OF THE NILE / AGAPANTHUS AFRICANUS
- P. BLUE FALSE INDIGO / BAPTISIA AUSTRALIS
- Q. ARTEMESIA / ARTEMESIA LUDOVICIANA 'ALBA'
- R. MEXICAN MINT MARIGOLD / TAGETES LUCIDA
- S. AUTUMN SAGE / SALVIA GREGGII
- T. FOUNTAIN GRASS / PENNISTEM ALOPECUROIDES 'ORIENTALIS'
- U. MISCANTHUS GRASS / MISCANTHUS SINENSIS
- V. WAX MYRTLE / MYRTICA CALIFORNICA

SHRUBS / PERENNIALS / GRASSES / VINES

SHRUBS / PERENNIALS / GRASSES / VINES FOR PLANTING AREAS TO BE
SELECTED FROM THE FOLLOWING:

- 1 BUTTERFLY BUSH / BUDDLEIA DAVIDDII, WHITE PROFUSION
- 2 LAVENDER / LAVENDULA ANGUSTIFOLIA MUNSTED
- 3 ROSEMARY / ROSMARINUS OFFICINALIS UPRIGHT
- 4 WEDELIA / WEDELIA TRILOBATA
- 5 BICOLOR IRIS / DIETES IRIDIODES
- 6 COPPER CANYON DAISY / TAGETES LEMONII
- 7 MEXICAN BUSH SAGE / SALVIA LEUCANTHA
- 8 LILY OF THE NILE / AGAPANTHUS AFRICANUS
- 9 BLUE FALSE INDIGO / BAPTISIA AUSTRALIS
- 10 ARTEMESIA / ARTEMESIA LUDOVICIANA 'ALBA'
- 11 MEXICAN MINT MARIGOLD / TAGETES LUCIDA
- 12 AUTUMN SAGE / SALVIA GREGGII
- 13 FOUNTAIN GRASS / PENNISTEM ALOPECUROIDES 'ORIENTALIS'
- 14 MISCANTHUS GRASS / MISCANTHUS SINENSIS
- 15 WAX MYRTLE / MYRTICA CALIFORNICA

CONSULTANTS:

THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE PLANNING
3113 D W 2ND AVENUE
HOUSTON, TEXAS 77019
713/595-9855 817/352-8886

PROJECT NAME:

LANDSCAPE ARCHITECTURE PLANNING

10/15/2003 10/15/2003

James P. Burnett, AIA

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James P. Burnett, AIA

James P. Burnett, AIA



SHEET TITLE:

LANDSCAPE LEGEND

Scale: 1" = 50'

SHEET NO:

105

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Chair Neff opened the public comment period at 7:14 p.m.

Pastor Vernon Lambert, of the Living by Faith Ministries, 29255 Lake View Lane, in Highland addressed the Commission to explain that the Church was currently located in an elementary school in Highland, but that the congregation wanted a permanent location. He stated that they had considered the location that the Rock Christian Church had vacated but the space was too large. He added that the landlord had agreed to provide the Church with a reciprocal parking agreement.

As there were no other comments from the audience, the public comment period was closed at 7:16 pm.

A brief discussion ensued regarding parking availability and the churches needs, and Senior Planner Lamson answered the Planning Commission's questions.

The Planning Commission reviewed the Conditions of Approval touching on the issues of tenant improvements, handicapped parking, and possible infringement on the freedom of religious practice as it pertained to special event requirements. On this last issue, Director Woldruff suggested that the language be changed in Condition of Approval 1.14 to make it more general to avoid any possibility of infringement.

Condition 1.14 will read:

For outdoor events, applicant shall contact the Community Development Department for Special Events Permit process and requirements.

The discussion resulted in the following motion.

Motion by Roberts, seconded by Patel, and carried by a vote of 4-0 to approve Conditional Use Permit (CUP) 03-02 based on findings and the amended Conditions of Approval. (Essex and Christianson absent)

PC-04-04 - PRECISE PLAN OF DESIGN (PPD) NO. 03-03 - A proposal to upgrade some of the existing and improved, and vacant and unimproved portions of the Loma Linda University Medical Center (LLUMC)-East Campus. The modifications include a new entrance drive from Loma Linda Drive, new community park, removal of some existing driveways along Daisy Avenue, new parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street. The project is located at 11406 Loma Linda Drive. The 22-acre project site is located on the north half of the block between Benton Street and Loma Linda Drive on the south side of Barton Road.

Director Woldruff presented the staff report and reminded the Commission of a recent presentation by Medical Center staff to explain the intent of the East Campus improvements. She continued detailing the proposed modifications to the Loma Linda University Medical Center (LLUMC), East Campus site which included a new entrance drive from Loma Linda Drive, a new community park, the removal of some existing driveways along Daisy Avenue, parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street. She continued to say that the LLUMC, East Campus site is located at 11406 Loma Linda Drive, on the north half of the block between Benton Street and Loma Linda Drive on the south side of Barton Road.

Director Woldruff reported that staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Negative Declaration for the mandatory 20-day public review period, which began on December 24, 2003 and ended on January 14, 2004. She informed the Commission that three letters of comments had been received: one from the Benton Way Estates Homeowner's Association (HOA) detailing their concerns regarding a landscaped wall between the two properties, one from Mr. Jay Linthicum who is a resident of Benton Way Estates and has similar concerns, and from Omnitrans, regarding adequate pedestrian amenities for hospital personnel and patients. (copies attached to minutes)

Commissioner Rosenbaum asked that Director Woldruff explain the scope of this application. Director Woldruff replied that at this time, LLUMC provided an early package that showed plans for some on site improvements to accommodate better on site circulation, more parking availability and accessibility for pedestrian and vehicles, and enhancement of the site. She

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added that the community park would be open to the public as well as the patients and employees.

Mr. Ken Breyer, of the Loma Linda University Medical Center addressed the Commission to explain that the Planning Commission would receive two separate requests by the LLUMC, that this first part, referred to as the Early Package, would address the civil site improvements and that a second building package would come before the Planning Commission at a later date for additional buildings and a façade improvement for the Community Hospital building. He mentioned that the architect was present to answer any questions from the Planning Commission.

Chair Neff asked Associate Engineer Peterson if there would be any need for improvement of the City's infrastructure. Mr. Peterson replied that those studies have yet to be performed but there would be no impacts from this phase. Director Woldruff added that the Planning Commission would receive a Master Plan for the East Campus facility within the next three to four months that would include some building additions, some façade improvements, and other improvements that would require some upgrades to the existing utilities.

Director Woldruff read the letter from Omnitrans into the public record; the letter explained that because Omnitrans was the service provider for the San Bernardino Valley, they would like to ensure adequate pedestrian amenities in regards to sidewalk widths, provisions for sidewalks near a transit stop that would provide a clear path of travel for persons with disabilities. She added that in her opinion, Omnitrans was operating with the assumption that LLUMC was adding new square footage.

Director Woldruff added that she had shared the letter from Omnitrans with Mr. Breyer who informed her that LLUMC was already providing some of those services. Mr. Breyer stated that he would contact Omnitrans to answer their concerns.

Director Woldruff suggested that a condition be added to the Conditions of Approval stating that staff and the applicant would work with Omnitrans to address their concerns. A brief discussion ensued on the Americans with Disability Act (ADA) requirements for a clear path of travel.

Director Woldruff assured the Commission that all phases of the East Campus project would be brought before them for their review.

Mr. Jay Linthicum, 11457 Benton Street, Loma Linda addressed the Commission to share his concerns regarding the project. He commented on the following issues:

- The need for a physical natural barrier between residential properties near the East Campus;
- The placement of the parking lot to the southeast corner of Barton Road and Benton Street further away from the residential properties;
- The increase in heavy truck circulation;
- The disturbance caused by the increase in traffic;
- The flood canal on the HOA's property

Mr. Breyer replied that the LLUMC had already met with the Homeowner's Association and that future meetings would be scheduled to address mitigation of the possible increase in the number of vehicle although he does not foresee a large increase in traffic, he agrees that a natural barrier would help and that the LLUMC supports the spirit of cooperation between the two entities.

Commissioner Roberts asked Mr. Michael Jackson, CEO for the Hospital if the park and the parking areas could be switched so that the park would be away from the noise from Barton Road. Mr. Jackson replied that the Hospital had signed an agreement with the bank that donated the land that a park would be located on the property.

A discussion ensued regarding delivery trucks and other vehicles in the parking lot adjacent to the residential area, and landscape work.

The discussion continued on the following points:

- Delivery trucks and other vehicles in the parking lot adjacent to the residential area;
- Time landscape work is done;
- Parking so that lights from vehicles don't disturb the property owners of Benton Estates;
- Drainage issues;

- Trash location and collection;
- Parking lot landscaping and the use of shade trees;
- Irrigation issues;
- The location of the park on Barton Road which is a busy street – Mr. Jackson explained that the patients would feel more at home if it's a public place that was a normal environment to promote their independence.

Mr. Jackson described a public park where the Hospital would add a "boundless playground" especially designed for children in wheelchairs or any other mobility limitations. He explained that the playground was designed for wheel chair access for therapy and socialization. He added that the patients learn in a real-life environment with mailboxes, restaurants, etc.

Conditions of Approval

Condition 10 would read as follows:

- 10.a. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
- 10.b. Maintenance, deliveries, and refuse pickup shall be limited in the southwestern parking lot to general business hours (from 7:00 a.m. to 6:00 p.m.) on Mondays through Fridays.

Condition 21 would read as follows:

- 21.a. The applicant shall revise the concept landscape plan to include in the parking lots shade trees with larger canopies to ensure that a minimum of eight percent landscaping is provided, and tree wells and/or linear planters in the center parking row of the parking lot located west and adjacent to the Community Park. One tree per five parking spaces shall be provided in the parking lots. The revised landscape plan shall be reviewed by Community Development and Public Works staff prior to issuance of construction permits.
- 21.b. Root guards shall be placed around the roots of all trees to be planted in the front, exterior side yards, yards adjacent to alleys and in the parkways.

A condition was added regarding a separating block wall as follows:

19. Any and all fencing shall be illustrated on the final landscape plan. The applicant shall work with staff, the adjacent property owners, and the Benton Way Estates Homeowners Association to resolve the issue of an appropriate landscape fence and/or wall (or a combination thereof) barrier between the residential properties to the south and the facility prior to issuance of construction and/or building permits.

Other issues discussed were the height of the wall separating the subject property from the adjacent residential properties, and handicap access to the future administrative building.

Motion by Rosenbaum, seconded by Roberts, and unanimously carried by a vote of 4-0 to Adopt the Negative Declaration and Approve Precise Plan of Design (PPD) No. 03-03 subject to the modified Conditions of Approval. (Essex and Christianson absent)

PC-04-05 - CONDITIONAL USE PERMIT (CUP) NO. 02-06 - A request to construct a 2,126 square-foot, five-bay auto service facility with office space. The project also includes an additional 4,248 square-feet of lease space for retail use. The site, located at 25609 Redlands Boulevard, is currently a vacant lot.

Senior Planner Lamson informed the Planning Commission that the Public Hearing Notice had been provided to the newspaper for publishing, however it was not published on the appropriate date. Therefore, the public hearing period could not occur. She explained that she was requesting that the item be continued to the regular meeting of February 4, 2004 to provide the proper public comment period as required by State law.

Attachment B

Approved Planning Commission Minutes of
January 14, 2004